

## \$529,900 - 3 Grandin Lane, St. Albert

MLS® #E4432867

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,802 sqft

Single Family on 0.00 Acres

Grandin, St. Albert, AB

Welcome to this beautifully maintained 1802sqft BUNGALOW, owned by the original owner & meticulously cared for. Recent updates including vinyl windows, high-efficiency furnace (2016), & HWT (2019). Upon entering, you'll find a spacious front living room & dining room. The large eat-in kitchen features an ISLAND, ample storage, & flows seamlessly into the inviting family room, where sliding doors lead to a private, expansive backyard. The main floor offers three well-sized bedrooms, a primary suite with its own 3pce ENSUITE for added convenience and privacy. A 4pce bathroom serves the other bedrooms. Additionally, the main floor includes a well-placed laundry area for easy access. The basement presents a blank canvas ready for your finishing touches, offering limitless potential. There is a DOUBLE ATTACHED garage with direct access to the house. Situated in an ideal location, enjoy easy access to Edmonton or take a short walk to the St Albert Farmer's Market, making this the perfect place to call home!

Built in 1990

### Essential Information

MLS® # E4432867

Price \$529,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,802
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3 Grandin Lane
Area	St. Albert
Subdivision	Grandin
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 5W3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	11
Zoning	Zone 24

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 6th, 2025 at 9:02am MDT